

This Indenture, Made the 1st

day of February in the year of our Lord one thousand nine hundred and sixty-two (1962)

Between DAYSTROM, INCORPORATED, a corporation of the State of New Jersey, having an office at 430 Mountain Avenue, Murray Hill (Berkeley Heights Township), in the County of Union and State of New Jersey, (hereinafter called the Grantor), party of the first part,

AND

DAYSTROM, INCORPORATED, a corporation of the State of Texas, having an office at 430 Mountain Avenue, Murray Hill (Berkeley Heights Township), in the County of Union and State of New Jersey, (hereinafter called the Grantee), party of the second part,

Witnesseth, That the said party of the first part

for and in consideration of ~~the sum of~~ property having a value of Three Hundred Thousand Dollars

lawful money of the United States of America, unto it

well and truly paid by the said party of the second

part at and before the sealing and delivery of

these presents, the receipt whereof is hereby acknowledged, has

Rem. state Trans. Sta. 100
 1250 - 1250 - 1250
 to Recd 9-24-63

W. J. G. G. G.
 Rep. Recd. 12-1-63

436

granted, bargained, sold, aliened, enfeoffed,
released and confirmed, and by these presents does

grant, bargain, sell, alien, enfeoff, release and confirm unto the said
party of the second part, its successors
and assigns

(1) ALL THAT CERTAIN lot or piece of ground with the buildings and
improvements thereon erected, SITUATE in the Township of Worcester, County
of Montgomery, State of Pennsylvania, and described according to a Plan
or Survey thereof made by H. R. and J. S. Yerkes, Surveyors and Engineers,
dated January 11, A.D. 1951, as follows:

BEGINNING at a marble stone set on the Northerly side of Trooper or
Church Road (Thirty-three feet wide) which stone is at the distance of
Sixteen and fifty-two one-hundredths feet measured North forty degrees
twenty-seven minutes West from a spike set in the middle of Trooper or

AR000002

Church Road, which spike is at the distance of One Thousand Seven Hundred Twenty-six and seventy-five one-hundredths feet measured North forty-six degrees, fifty minutes East along the physical middle line of Trooper or Church Road from its intersection with the physical center line of Township Line Road, thence from said point of beginning along other lands of the Grantors, the following seven courses and distances: (1) North forty degrees, twenty-seven minutes West Five Hundred Fifty-four and ninety-eight one-hundredths feet to a marble stone, (2) South forty-nine degrees, thirty-three minutes West Three Hundred Twenty-six feet to a marble stone, (3) North Forty degrees, twenty-seven minutes West Four Hundred feet to a marble stone, (4) North forty-nine degrees, thirty-three minutes East Seven Hundred Forty-six feet to a marble stone, (5) South forty degrees, twenty-seven minutes East Four Hundred feet to a marble stone, (6) South forty-nine degrees, thirty-three minutes West One Hundred and Seventy feet to a marble stone and (7) South forty degrees, twenty-seven minutes East Five Hundred Forty-three and twelve one-hundredths feet to a marble stone set on the Northerly side of Trooper or Church Road and thence along the Northerly side of Trooper or Church Road South forty-six degrees, fifty minutes West Two Hundred Fifty and twenty-eight one-hundredths feet to a marble stone the place of beginning.

CONTAINING 10 acres be the same more or less.

BEING as to premises (1) above, the same premises which Hiram Winternitz, Jr. and Adele G., his wife, by Indenture bearing date the 10th day of October A. D., 1952 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 2315 at page 443 &c, granted and conveyed unto Transicoil Corporation, a corporation of the State of New York, in fee

AND the name of said Transicoil Corporation was changed to Daystrom, Transicoil Corporation on July 5, 1957

AND the said Daystrom Transicoil Corporation was merged into Daystrom, Incorporated by Certificate of Merger dated June 27, 1958 and filed in the Office of the Secretary of State of the State of New Jersey

(2) ALL THAT CERTAIN tract or parcel of ground Situate in Worcester Township, Montgomery County, Pennsylvania and described according to a Survey of Property, Made for Transicoil Corporation by Donald H. Schurr, Professional Engineer, dated October 19, 1959 and revised 10/26/59 as follows, to wit:

BEGINNING at a point in the center line of Church Road (33 feet wide) a corner of lands now or late of Transicoil Corporation said point being at the distance of 1977.03 feet measured North 46 degrees 50 minutes East along the center line of Church Road from its point of intersection of the center line of Church Road with the center line of Township Line Road (33 feet wide); thence extending from said point of beginning along the aforesaid lands of Transicoil Corporation the four following courses and distances (1) North 40 degrees 27 minutes West crossing the Northwesternly side of Church Road 559.64 feet to a stone (2) North 49 degrees 33 minutes East 170.00 feet to a stone (3) North 40 degrees 27 minutes West 400.00 feet to a stone and (4) South 49 degrees 33 minutes West 746.00 feet to a stone in line of land now or late of Benjamin F. Hitchens of which this was a part; thence extending along the same the two following courses and distances (1) North 40 degrees 27 minutes West 400.00 feet to a stake and (2) North 49 degrees 33 minutes East 728.52 feet to a stake in line of lands now or late of Philadelphia Variety Club Camp; thence extending South 50 degrees 36 minutes East partly along the last mentioned lands and partly along the lands now or late of U. S. Army Tract A-100, 1211.62 feet to an iron pin; thence extending South 34 degrees 57 minutes 30 seconds East along the aforesaid land of U. S. Army Tract A-100 re-crossing the Northwesternly side

138 of Church Road 196.96 feet to a point in the center line of same; thence extending South 44 degrees 50 minutes West along center line of Church Road 551.71 feet to the first mentioned point and place of beginning.

CONTAINING in Area 15.849 acres to the center line of Church Road.

BEING as to premises (2) above, the same premises which Benjamin F. Hitchens, a.k.a Benjamin F. Hitchens, Jr. and Florence Hitchens, a.k.a. Florence L. Hitchens, his wife, by Indenture bearing date the 28th day of October A.D., 1939 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 3011 at page 188 &c, granted and conveyed unto the said Daystrom, Incorporated, a corporation of the State of New Jersey, in fee.

TOGETHER WITH all the right, title and interest of the party of the first part in and to all pipe lines, wires, conduits, sewers, railways, crossings and tracks through, across or under the above described premises or any part thereof, and in and to any and all real property situate in the County of Montgomery, State of Pennsylvania, and any and all interests therein and appurtenances thereto; it being intended by this conveyance to convey and transfer to the party of the second part all real property and interest therein and appurtenances thereto, located in said County of Montgomery owned by the party of the first part.

AR000004

Together with all and singular the buildings and improvements, Streets, Alleys, Passages, Ways, Waters, Water-Courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever,

in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lots or pieces of ground above described with the buildings and Improvements thereon erected,

Hereditaments and Privileges hereby granted, or mentioned and intended so to be, with the Appurtenances unto the said Grantee, its successors and Assigns, to and for the only proper use and behoef of the said Grantee, its successors and Assigns forever.

AR000005

110

And the said Grantor for its successors and assigns

Does by these presents, covenant, grant and agree, to and with the said Grantee, its successors

and Assigns, that—to—the said—Grantor and its successors and assigns

all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors

and Assigns, against—to—the said Grantor and its successors and assigns

and against all and every—Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under—to—them, or any of them,

shall and All

WARRANT and forever DEFEND.

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

Sealed and Delivered
in the presence of us

Charles R. Finkel

Charles R. Finkel

Attest:

DAYSTON, INCORPORATED

By: *[Signature]*

Vice President

Robert W. Sullivan

Secretary



City of Worcester, Pa.

Dec 13 1962 Received

Good Transfer Tax

Bill C. K...

AR000006

Witnessed, the day of the date of the above Indenture, of the above-named

COUNTY OF ESSEX :
STATE OF NEW JERSEY : ss.

On the 1st day of February Anno Domini 19 62, before me, the undersigned
NOTARY PUBLIC OF THE STATE OF NEW JERSEY

personally appeared ROBERT S. WHelan, SECRETARY of the said
DAYSTROM INCORPORATED

who being duly sworn according to law, says that he was personally present at the execution of the
above Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so
affixed thereto is the common or corporate seal of the said corporation; that the said Indenture was duly sealed and
delivered by SAMUEL M. KINNEY JR., VICE PRESIDENT of the said Corporation, as and for the
act and deed of the said Corporation, for the uses and purposes therein mentioned,

and that the names of the SECRETARY and of
SAMUEL M. KINNEY JR., as VICE PRESIDENT of the said Corporation; subscribed to the
above Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings.
Sworn to and subscribed before me, the day and year
aforesaid. Witness my hand and notarial seal.

James B. Ferbel

Robert S. Whelan

MILDRED H. FERBEL
My Commission expires
NOTARY PUBLIC OF NEW JERSEY
My Commission expires Apr. 27, 1964

SECRETARY

Recorded in the Office for Recording of Deeds in and for

In Deed Book

No.

Page

Witness my hand and seal of Office this

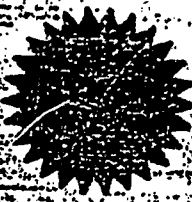
4-11

day of

Anno Domini 19

AR000007

State of New Jersey
County of Essex



I, NICHOLAS V. CAPUTO, Clerk of the County of Essex and Clerk of the Essex County Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Essex, New Jersey, and that the same is a true and correct copy of the original as the same appears in the records of the County of Essex, New Jersey, and that the same is a true and correct copy of the original as the same appears in the records of the County of Essex, New Jersey.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 1st day of June, 1964.

Nicholas V. Caputo

TO WHOM IT MAY CONCERN:

This is to certify that an application for a tax ruling from the Internal Revenue Service, Excise Tax Division, has been made by the undersigned with respect to the applicability of the Federal Documentary Stamp Tax in connection with the transfer of realty by Daystrom, Incorporated, a New Jersey corporation, to Daystrom, Incorporated, a Texas corporation.

Pending a determination under such application, no revenue stamps have been affixed to the deed presented herewith for recordation.

DAYSTROM, INCORPORATED

By Robert H. Wills
Secretary

443

photostat

AR000009

Montgomery County S. S.

Recorded in the Office for Recording of Deeds, &c.

in and for said county in _____ Book

No. 1216 Page 425 &c.

Witness my hand and seal of office this 13th day of February 1962

John H. Mayall Recorder

29, NW 1/4, Sec 11, T19N

Deed

3/1

DAYSTEIN, INCORPORATED, a Corporation of the State of New Jersey, having an office at 430 Mountain Avenue, Murray Hill (Berkeley Heights Township), in the County of Union and State of New Jersey

TO

DAYSTEIN, INCORPORATED, a Corporation of the State of Texas, having an office at 430 Mountain Avenue, Murray Hill (Berkeley Heights Township), in the County of Union and State of New Jersey

John C. Clark Co., 1110 S. Fifth Avenue, Philadelphia

PREMISES: - Church Road, Worcester Township, Montgomery County, Penna.

BRIGHT, BAUCK & SPENCER
Attorneys-at-Law
412 Delapl Street
Harrisburg, Pennsylvania

M